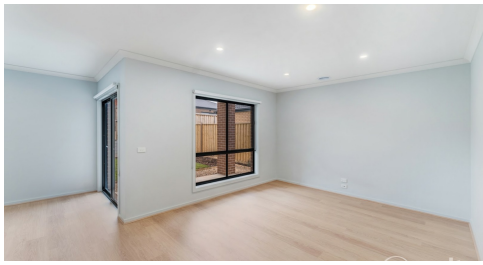
34 GRAPPA CIRCUIT, WYNDHAM VALE, VIC, 3024









FOR LEASE

LUXURY LIVING IN THIS BRAND NEW HOUSE

Welcome to your dream home in the heart of Wyndham Vale. This stunning 4 bedroom, 3 bathroom house is the perfect blend of luxury and comfort, offering you a lifestyle you have always dreamed of. Be the first to move in and enjoy this brand new stunning luxury home.

As you step inside, you will be greeted by a warm and inviting atmosphere, thanks to the beautiful floorboards that run throughout the house.

The heart of this home is the fully equipped kitchen, complete with ceasar stone benchtops, 900mm Smeg appliances including a dishwasher, ample storage, and a convenient island bench. It opens up to a spacious dining area, perfect for hosting family dinners or entertaining friends. You can also enjoy alfresco dining in the outdoor entertainment area that leads straight off the dining area.

The house boasts a downstairs master with walk in robes and ensuite as well as a large upstairs grand master bedroom with a walk-in wardrobe and a luxurious ensuite. The other three bedrooms are equally spacious and offer built-in wardrobes for added convenience.

There is ample living space with a downstairs family room and upstairs lounge and study nook.

The garden has a timed sprinkler system installed, so you don't have to worry about constant watering. With a double garage, there is plenty of space for your vehicles and additional storage.

In addition to its impressive indoor features, this house also offers a range of heating and cooling options to keep you comfortable all year round. The evaporative cooling system and ducted heating ensure that you have the perfect temperature inside, no matter the season. And for those who are environmentally conscious, this property also includes a water tank, making it an eco-friendly choice.

Located in the highly sought-after Jubilee Estate in Wyndham Vale, you will have free access to Club Jubilee Aquatic centre and Gymnasium. Located just 4 minutes to Wyndham Vale train station, and Manor Lakes Shopping centre. Surrounded by schools, parks and plenty of dining and entertainment options. Security is not a problem with a patrol team driving around every day.

Features:

4 BED | 3 BATH | 2 CAR

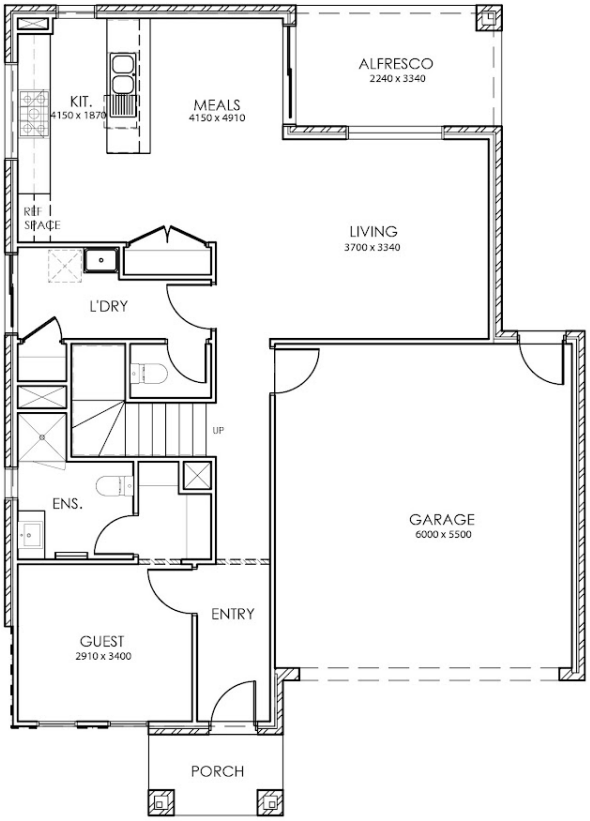
PRICE:
$650 per week

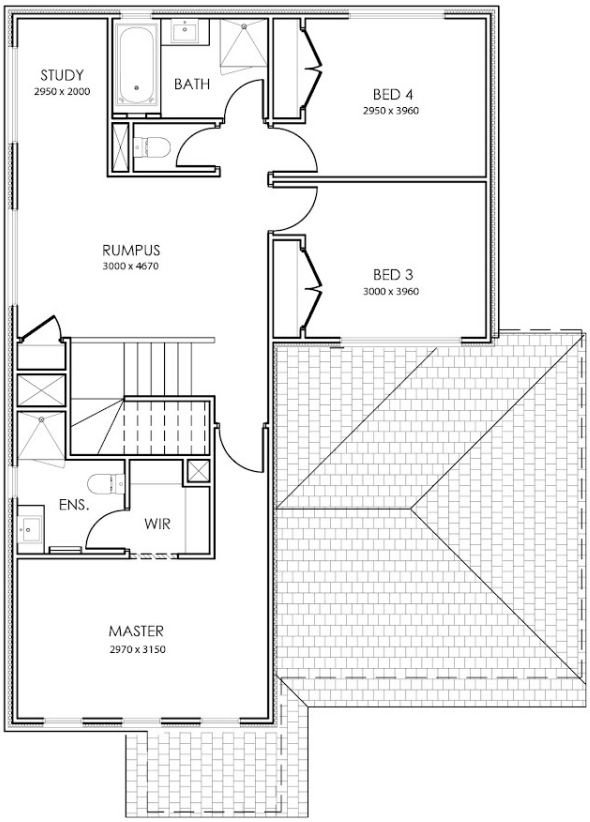
OPEN FOR INSPECTION:
N/A



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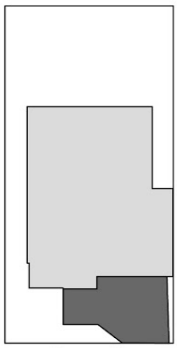


FLOOR AREA TABLE

GROUND FLOOR	84.77m²	9.12sq
FIRST FLOOR	88.90m²	9.57sq
PORCH	3.73m²	0.40sq
ALFRESCO	8.53m²	0.92sq
GARAGE	36.13m²	3.89sq
TOTAL	222.06m²	23.90sq

SITE AREA SCHEDULE

LOT SIZE	313.00m²
BUILD FOOTPRINT	134.09m²
PERCENTAGE BUILT	42.84%
PRIVATE OPEN SPACE	62.60m²
SITE PERMEABILITY	48.37%
MIN. GARDEN AREA	47.25%



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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